

**LAFAYETTE CONSOLIDATED GOVERNMENT
HEARING EXAMINER
PUBLIC HEARING
FRIDAY, MARCH 4, 2016**

MINUTES OF THE MARCH 4, 2016 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT HEARING EXAMINER HELD AT 8:30 A.M.,
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Kyle Faber
Sara Gary

I. CALL TO ORDER

Kyle Faber called the meeting to order at 8:39 a.m.

II. DEVELOPMENT REVIEW

1. Murphy Oil Express Development, Tract A1 (HE 2016-0019)

MOTION: Sara Gary moved for Preliminary Plat approval subject to the following conditions and plat revisions.

CONDITIONS OF DEVELOPMENT:

1. Submittal of complete construction plans to the Department of Public Works and to LA-DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. Submittal of a drainage impact analysis to the Department of Public Works and to LA-DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. **Building permits shall not be issued until the analysis has been approved.**

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements.

The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

3. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development
4. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent McDonald's of Acadiana property.
5. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
6. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by Public Works. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
7. Include in the Flood Notes reference to the **Revised Preliminary FIRM Panel #22055C0155 J** dated **December 19, 2014** which also indicates the property to be located in **Zone X**. Both the current **FIRM** and **Revised Preliminary FIRM** information must be shown on the final plat.
8. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health,

Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA 70508.

9. Show the utility servitude niche along the southeastern property line as shown under recordation #89-022875.
10. Provide utility servitude niches at all property corners bordering public roadways.
11. Owner/Developer shall install LUS approved wastewater service prior to final plat approval by LUS or provide a Letter of Credit.
12. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. **Building permits shall not be issued until construction plans have been approved.**
13. Sidewalks are required to be constructed on all public streets. Sidewalks must be constructed prior to the issuance of a Certificate of Occupancy.
14. Access to this lot must be approved by LA-DOTD. The copy of the approval for the driveway shall be submitted to Traffic & Transportation-Traffic Engineering and to the LCG/Public Works Department prior to the approval for any commercial construction or building permit.

PLAT REVISIONS:

1. Provide on the final plat, a utility niche diagram with dimensions.
2. In the **Utility Designation Section** add **Atmos Energy** as the **Gas Provider** with the following information.
Atmos Energy
1818 Eraste Landry Road
Lafayette, LA 70503
(337) 268-4409
3. Provide in separate entries on the plat the **Name, Address and Telephone Numbers of the Property Owner and Applicant/Developer.**
4. Provide in separate entries in the **Notes Section** the **Total Area of Development** and **Minimum Lot Frontage.**
5. Provide in **Notes Section** the **Total Number of Lots.**

6. Provide in the **Notes Section** the **Minimum Lot Size**.
7. The Vicinity Map must be to some scale and must include a North Arrow.
8. The **Type of Development (Commercial)** must be included in the **Title Block**.
9. Provide the name of the adjacent subdivision/plat on the final plat.
10. Correct the address for LUS Fiber listed as the Telephone Provider. The address is 705 West University Avenue.
11. Put the assigned address of **900 Ambassador Caffery Parkway** on the final plat.

MOTION CARRIES

2. The Roy Estate Partition, Tract 1 (HE 2016-0020)

The case was deferred to the Planning Commission at the request of the applicant's surveyor due to the Condition of Development requiring that a north/south road be constructed to public street standards and dedicated for public use.

3. Grand Pointe Subdivision Phase 4, Tracts C-1 & C-2 (HE 2016-0021)

MOTION: Sara Gary moved for Preliminary Plat approval subject to the following conditions and plat revisions.

CONDITIONS OF DEVELOPMENT:

1. Submittal of complete construction plans to the Department of Public Works and to LA-DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. Submittal of a drainage impact analysis to Max Harrington with the Department of Public Works and to LA-DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. **Building permits shall not be issued until the analysis has been approved.**

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage

- improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).
3. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
 4. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent properties for McLain Investments, LLC, Eloi Development, LLC, and the property owners along Norcross Drive.
 5. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
 6. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3-Suite 100, Lafayette, LA 70508.
 7. Owner/Developer shall install underground electric facilities at their expense prior to final plat approval by LUS or as worked out with LUS.
 8. Label the **Reserved for Future Road Widening as 15' Reserved for Future Road Widening/Utility Servitude** and provide the 10' Utility Servitudes **outside** the 15' and provide servitude niches at all property corners.

9. Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval by LUS or provided a letter of credit after substantial construction has been completed.
10. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittal may take place at the time of Codes permit application. Building permits shall not be issued until complete construction plans have been approved.
11. A note must be placed on the plat which states, "Access for Tract C-1 must be thru Tract C-2 and from the Joint Access Easement located between Tract C-2 & Tract D".
12. Sidewalks are required to be constructed along E. Broussard Road. Sidewalks must be constructed prior to the issuance of a Certificate of Occupancy.

PLAT REVISIONS:

1. In the General Notes Section, show the **Area of Development** in **Acres**.
2. Put the assigned address of **803 E. Broussard Road** for **Tract C-2** on the final plat.

MOTION CARRIES

At this point of the meeting, Sara Gary excused herself from the Hearing Examiner Meeting and Kyle Faber assumed the role of Hearing Examiner for the rest of the meeting.

4. Jeff Menard (HE 2016-0022)

MOTION: Kyle Faber moved to conditionally grant a variance of the side setback regulations from five-feet (5') required to four-feet (4') proposed and to grant a variance of the rear setback regulations from ten-feet (10') required to five-feet (5') recommended to allow the construction of a detached boat garage. The condition being that the applicant comply with all Code requirements that may be required to allow construction closer than five-feet (5') from the property line.

MOTION CARRIES

5. Extension of Letters of Credit (HE 2016-0023)

MOTION: Kyle Faber moved that the letters of credit be extended and renewed for another year for the following subdivisions and amounts.

Walker's Lake, Phase II \$1,275 for sidewalks
Grand Pointe, Phase 4 \$122,062.50 for sidewalks
Briar Meadow \$4,000 for sidewalks

MOTION CARRIES

III. ADJOURNMENT

Kyle Faber moved to adjourn the meeting at 9:03 a.m.

Submitted by,

Sara Fawcett Gary
Development Manager
Department of Planning,
Zoning and Development